

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
E/S Clarkview Road, 800' (+/-)
S of Falls Road * ZONING COMMISSIONER
1421 Clarkview Road
3rd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District
Legal Owner: Bare Hills * Case No. 95-271-A
Business Center, LLC
Contract Purchaser: Lawrence *
G. Rief, Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property located at 1421 Clarkview Road within the Bare Hills Industrial Park. The Petition is filed by the Bare Hills Business Center, LLC, by Lawrence G. Rief, member. Variance relief is requested from Section 409.8.A.4. of the Baltimore County Zoning Regulations (BCZR) to permit a front setback of 0 ft. in lieu of the required 10 ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the site plan.

Appearing at the requisite public hearing held for this case was Lawrence G. Rief on behalf of Bare Hills Business Center, LLC. Also present was Harvey Silbermann, the professional engineer who prepared the site plan. The Petitioner was represented by Robert A. Hoffman, Esquire. There were no interested persons or Protestants present.

Testimony and evidence presented was that the subject site is 3.922 acres in area and is split zoned M.L. and D.R.3.5. As noted above, the parcel is located within the Bare Hills Business Center. This center is located between Falls Road (Md. Route 25) and Interstate I-83 near the Robert E. Lee Park.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

The site, as presented, is improved by a one and two story commercial building known as 1421 Clarkview Road. The industrial park was developed in the late 1960s and the building was constructed in the early 1970s. Mr. Rief indicated that he desires to upgrade the building and improve vehicular access to same. Unlike nearly all of the other buildings within the industrial park, parking for the subject building is exclusively in the rear of the lot. Most other buildings have some parking in the front or on the side of their lots. In an effort to correct these conditions, Mr. Rief proposes installing a driveway and some parking in the front of the site, as shown on the site plan. Moreover, significant landscaping and other upgrades to the outside of the building will be installed. The variances are necessary in view of the proposed driveway location and parking spaces in the front of the structure. This parking area and driveway will be located immediately adjacent to the property line and the 10 ft. front yard setback cannot be maintained.

A review of the plan proposed by the Petitioner as well as the comments offered at the hearing are persuasive that the Petitioner's proposed improvements will be of great benefit to not only this site but to the surrounding locale. The Petitioner has proposed a significant upgrade as it relates to landscaping and vehicular access to the site will be much easier.

Based on these considerations as well as all of the testimony and evidence offered, I am persuaded that the Petition for Variance should be granted. I am convinced that the Petitioner has satisfied his burden as required in Section 307 of the BCZR. It is also to be noted that the project enjoys the support of the Office of Planning and Zoning and that there were no Protestants. Thus, the Petition for Variance shall be granted.

ORDER RECOMMENDED FOR FILING
Date 3/14/14
By [Signature]

A Zoning Plans Advisory Committee comment was received from the Developers Engineering Section of Baltimore County. That comment made several recommendations to the plan. Some of these will be incorporated by my Order. First, I will require the Petitioner to limit the 20 ft. wide access point to 16 ft. and the two other points of access shall be no greater than 35 ft. as requested by the Developers Engineering Section. The Petitioner indicated that these alterations were acceptable.

Secondly, the Petitioner agreed to retain a licensed tree expert to supervise the design and installation of the proposed paving in order to protect the existing trees and to submit a final landscape plan to the County's Landscape Architect. These conditions shall also be incorporated as a condition of the approval.

Third, technical changes to the plan showing the location of the existing fire hydrant and a verification that sufficient clearance exists for the proposed parallel parking spaces and existing hydrant will also be required. Although the three conditions set forth above will be incorporated, I will not require adherence to the comment related to the proposed traffic flow requested by Developers Engineering. This suggestions is inappropriate. As shown on the plan, the new entrance will be on the north side of the site and will be the first turn available to motorists as they approach the property from Clarkview Road. Vehicles turning into the site at that location can park along the proposed new driveway or travel towards the rear of the site. Changing the traffic flow as requested by Developers Engineering would result in vehicles driving down Clarkview Road and then undertaking a "U" turn to go into the site. Moreover, increased traffic congestion would result on the southside of the site if that access point were retained as an entrance. Based on the comments by the property owner and his engineer, I am persuaded that the

ORDER RECEIVED FOR FILING

Date

By

proposed traffic flow is more appropriate with existing usage and should be retained.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of March, 1995, that a variance from Section 409.8.A.4. of the Baltimore County Zoning Regulations (BCZR) to permit a front setback of 0 ft., in lieu of the required 10 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall limit the 20 ft. wide access point to 16 ft., and the two other points of access shall be no greater than 35 ft., as requested by Developers Engineering in their comment dated February 21, 1995.

3. The Petitioner shall provide a landscape plan to the Baltimore County Landscape Planner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.

4. The Petitioner shall amend the plan to show the location of the existing fire hydrant and verify that sufficient clearance exists for the proposed parallel parking spaces and existing hydrant.

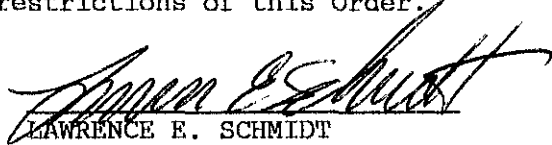
5. The Petitioner shall retain a licensed tree expert to supervise the design and installation of the proposed new paving in order to protect, to the best extent possible, the existing trees on site.

ORDER RECEIVED FOR FILING

File

By

6. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING

Date

By

WICKHAM

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 13, 1995

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 95-271-A
Petition for Zoning Variance
Bare Hills Business Center, LLC/ Lawrence G. Rief, Petitioner

Dear Mr. Hoffman

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

cc: Mr. Lawrence G. Rief





Petition for Variance

95-271-A
to the Zoning Commissioner of Baltimore County

for the property located at

1421 Clarkview Road

which is presently zoned ML/DR3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

409.8.A.4 - To permit a front setback of zero (0) setback in lieu of the required ten (10) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Property was purchased for rehabilitation and subdivision, to accomodate multi-tenant operation. Front parking and access is essential for this upscale use. This item to be discussed further at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Lawrence G. Rief
(Type or Print Name)

Signature

17 West Pennsylvania Avenue

Address

Towson, Maryland 21204

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman, Esquire
(Type or Print Name)

Signature

Venable, Baetjer and Howard
210 Allegheny Avenue 494-6262

Address

Phone No.

Towson, Maryland 21204

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Bare Hills Business Center, LLC
(Type or Print Name)

Signature

Lawrence G. Rief, Member
(Type or Print Name)

Signature

17 West Pennsylvania Avenue 296-4800
Address Phone No

Towson, Maryland 21204

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Lawrence G. Rief

Name 17 West Pennsylvania Avenue

Towson, Maryland 21204

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: R.T.

DATE

2-1-95

ITEM# 268



Printed with Soybean Ink
on Recycled Paper

Zoning Administration

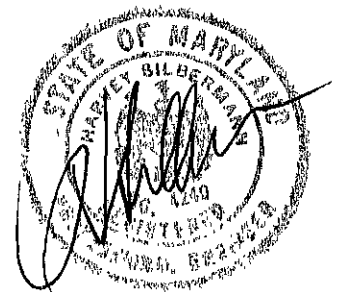
Development Management

95-271-A

ZONING DESCRIPTION FOR # 1421 CLARKVIEW ROAD

BEGINNING AT A POINT ON THE EAST SIDE OF CLARKVIEW ROAD, WHICH IS 60 FEET WIDE AT THE DISTANCE OF 250 FEET SOUTH OF THE CENTERLINE OF CLARKVIEW COURT, 50 FEET WIDE. THE PARCEL IS PART OF THE SOUTHEASTERNMOST LOT ON A PLAT OF "NORTHERN CENTRAL DISTRIBUTION CENTER", RECORDED IN PLAT BOOK # 29, FOLIO # 128, ALSO KNOWN AS # 1421 CLARKVIEW ROAD AND LOCATED IN THE THIRD ELECTION DISTRICT, SECOND COUNCILMANIC DISTRICT.

THENCE, PROCEEDING AROUND THE PROPERTY N 04 49' 52" W, 93.18', BY A CURVE TO THE RIGHT WITH A RADIUS OF 2,970.00 FEET AN ARC LENGTH OF 163.26 FEET, SUBTENDED BY A CHORD N 03 15' 23" W 163.23', N 02 40' 54" W 233.03', N 85 09' 09" E 136.10', S 04 49' 52" E 154.34', N 37 01' 28" E 24.99', S 54 47' 32" E 160.00', N 37 01' 32" E 50.00', N 37 01' 32" E 10.00', S 69 57' 49" 280.50', S 35 17' 28" W 88.48', S 54 47' 32" E 50.00', S 71 20' 08" W 426.53', N 85 46' 57" W 152.02' TO THE PLACE OF BEGINNING. Containing 3.922 acres +/-.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-271-A

District 3rd Date of Posting 2/10/95

Posted for: Variance

Petitioner: Bone Hill Business Ctr., LLC & Lawrence, RLF

Location of property: 1421 Clarkview Rd.

Location of Signs: Facing road way, on property being zoned

Remarks: _____

Posted by M. J. [Signature] Date of return: 2/17/95
Signature

Number of Signs: 1



MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118 Old Courthouse, 400 Washington

Avenue, Towson, Maryland 21204 as follows:

Case: #95-271-A
(Item 268)

1421 Clarkview Road
Bare Hills Industrial Park
E/S Clarkview Road,
800' +/- S of c/I Falls Road
3rd Election District
2nd Councilmanic
Legal Owner:

Bare Hills Business Center, LLC

Contract Purchaser:
Lawrence G. Rief

Hearing: Friday,
March 3, 1995 at 11:00
a.m. in Rm. 106, County Office Building

Variance to permit a front setback of zero (0) feet in lieu of the required ten (10) feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

2/188 February 16.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

2/16, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/16, 1995

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON



City of Baltimore
Zoning Administration &
Development Management
141 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-271-A

Account: R-001-6150

Number 268

R.T.

Date FEB, 1, 1995

Laurence B. B. B.
1421 Clarkview Rd.

020 - COMM. Var - \$ 250⁰⁰

080 - SIGN - \$ 35⁰⁰

TOTAL - \$ 285⁰⁰

PAID

01A0170377N1CHRC

01-27-95

SA 0011430AM02-01-95

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 268

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

BARE HILLS BUSINESS CENTER, LLC

NAME: Lawrence G. Rief

ADDRESS: 17 West Pennsylvania Avenue, Towson, MD 21204

PHONE NUMBER: (410) 296-4800

AJ:ggs

(Revised 04/09/93)



TO: PUTKENT PUBLISHING COMPANY
February 16, 1995 Issue - Jeffersonian

Please forward billing to:

Lawrence G. Rief
Bare Hills Business Center, LLC
17 W. Pennsylvania Avenue
Towson, MD 21204
410-296-4800

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-271-A (Item 268)
1421 Clarkview Road
Bare Hills Industrial Park
E/S Clarkview Road, 800' +/- S of c/l Falls Road
3rd Election District - 2nd Councilmanic
Legal Owner: Bare Hills Business Center, LLC
Contract Purchaser: Lawrence G. Rief
HEARING: FRIDAY, MARCH 3, 1995 at 11:00 a.m. in Room 106, County Office Building

Variance to permit a front setback of zero (0) feet in lieu of the required ten (10) feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 9, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-271-A (Item 268)

1421 Clarkview Road

Bare Hills Industrial Park

E/S Clarkview Road, 800'+/- S of c/l Falls Road

3rd Election District - 2nd Councilmanic

Legal Owner: Bare Hills Business Center, LLC

Contract Purchaser: Lawrence G. Rief

HEARING: FRIDAY, MARCH 3, 1995 at 11:00 a.m. in Room 106, County Office Building

Variance to permit a front setback of zero (0) feet in lieu of the required ten (10) feet.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Lawrence G. Rief/Bare Hills Business Center, LCC
Robert A. Hoffman, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 24, 1995

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No.: 268
Case No.: 95-271-A
Petitioner: Lawrence G. Rief

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 01, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

RECEIVED



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/16/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 1105

RE: Property Owner: BARE HILLS BUSINESS CENTER, LLC

LOCATION: E/S CLARKVIEW RD., 800' (+/-) S OF CENTERLINE FALLS RD.
(1421 CLARKVIEW RD. - BARE HILLS INDUSTRIAL PARK)

Item No.: 268

Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1971 edition prior to occupancy.

RECEIVED

FEB 21 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: February 10, 1995

SUBJECT: 1421 Clarkview Rd.

INFORMATION:

Item Number: 268

Petitioner: Bare Hills Business Center, Inc.

Property Size: _____

Zoning: ML & DR-3.5

Requested Action: Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Staff has met with the applicant's attorney, Mr. Robert Hoffman, to discuss the subject request. The variance, if granted, would not result in a negative impact to properties in the vicinity. In fact, the proposed site improvements, which include landscape enhancements, will result in an overall improvement to the site in general.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kern

PK/JL

MICROFILMED



**Maryland Department of Transportation
State Highway Administration**

O James Lighthizer
Secretary
Hal Kassoff
Administrator

2-10-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 4268 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: FEB. 13, 1995

DATE: FEB. 14, 1995

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 264
267
268
271
272
273

N. Bruce Seely
2-14-95

LS:sp

LETTY2/DEPRM/TXTSBP

RECEIVED

RE: PETITION FOR VARIANCE * BEFORE THE
1421 Clarkview Road, Bare Hills Industrial *
Park, E/S Clarkview Road, 800'+/- S of * ZONING COMMISSIONER
c/l Falls Road, 3rd Election District, * OF BALTIMORE COUNTY
2nd Councilmanic *
Bare Hills Business Center, LLC * CASE NO. 95-271-A
Petitioner *
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

BARE HILLS BUSINESS CENTER, LLC
17 WEST PENNSYLVANIA AVENUE
FIFTH FLOOR
BALTIMORE, MARYLAND 21204
410 296-4800

January 31, 1995

Mr. Reg Tanguilig-2ADM
Baltimore County Zoning Office
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

RE: Bare Hills Business Center, LLC
Petition for Variance

Dear Mr. Tanguilig:

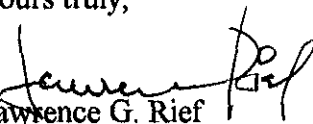
Enclosed find application for front setback for above-referenced property.

- A. Three (3) original signed petition forms
- B. Twelve (12) copies of sealed plat with information
- C. Three (3) separate copies of sealed description of property
- D. One (1) copy of 1" equals 200' foot scale Official Zoning Map of subject property.
- E. Check in the amount of \$250.00 for variance fee.

If you need any additional information, please do not hesitate to call.

Thank you for your assistance in this matter.

Yours truly,


Lawrence G. Rief
Member

LGR:pg

268

ENCLOSURE

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Rob Hoffman

~~David Silberman~~ ←

Lawrence G. Rief

ADDRESS

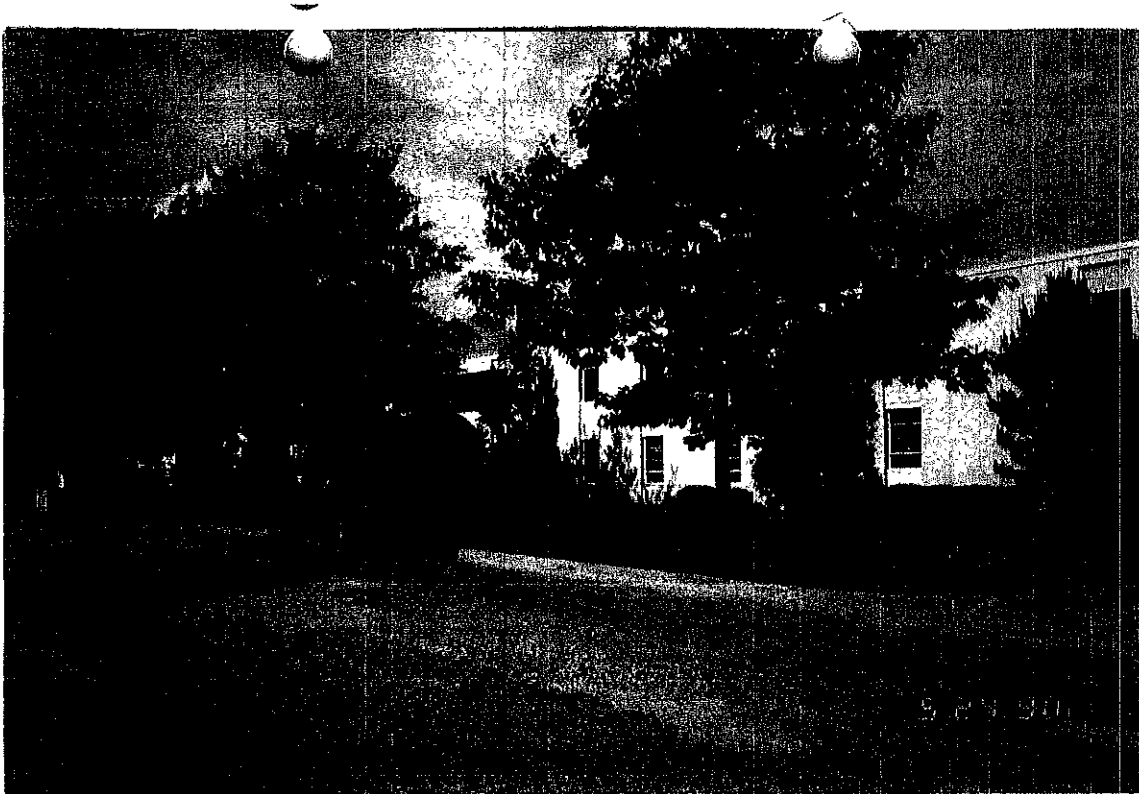
210 Allegheny Ave 21204

401 SOUTH NEW ALTA AVE 21208

3214 EAST JOPPA ROAD BALTO 21234



OFFICIAL USE ONLY



LEFT SIDE - FRONT OF BUILDING



PARKING LOT - REAR OF BUILDING

#1421 CLARKVIEW ROAD,

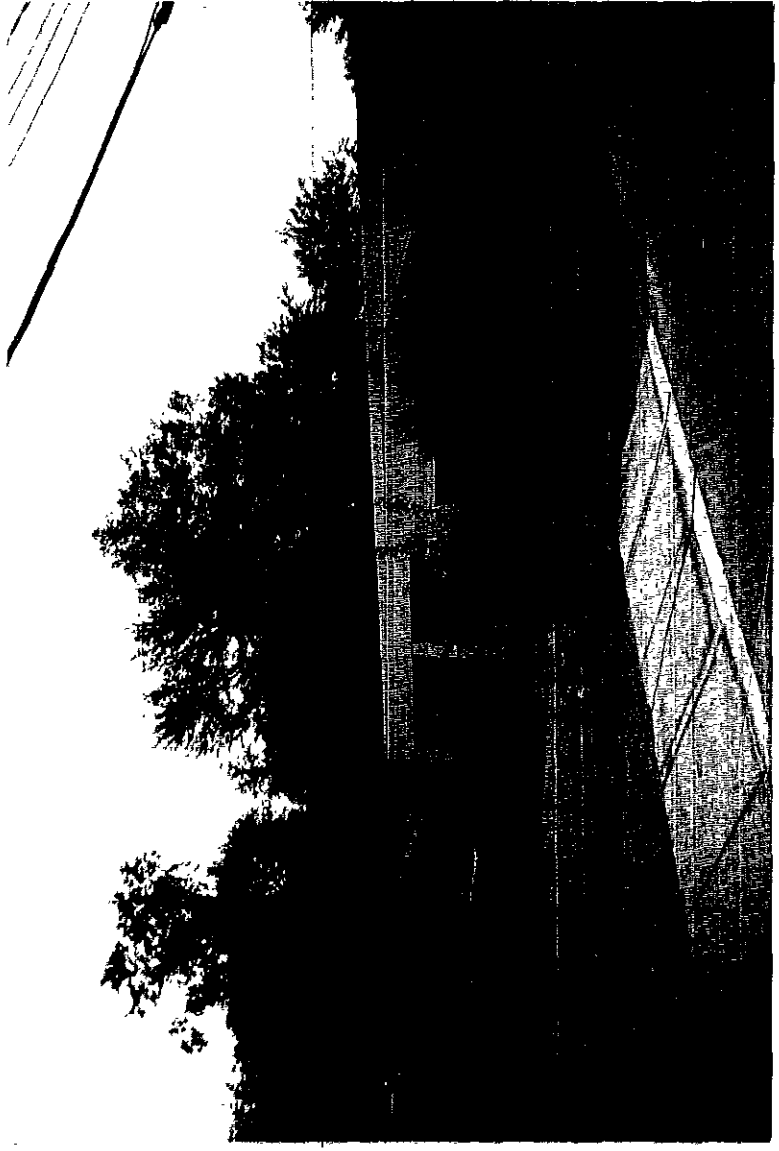
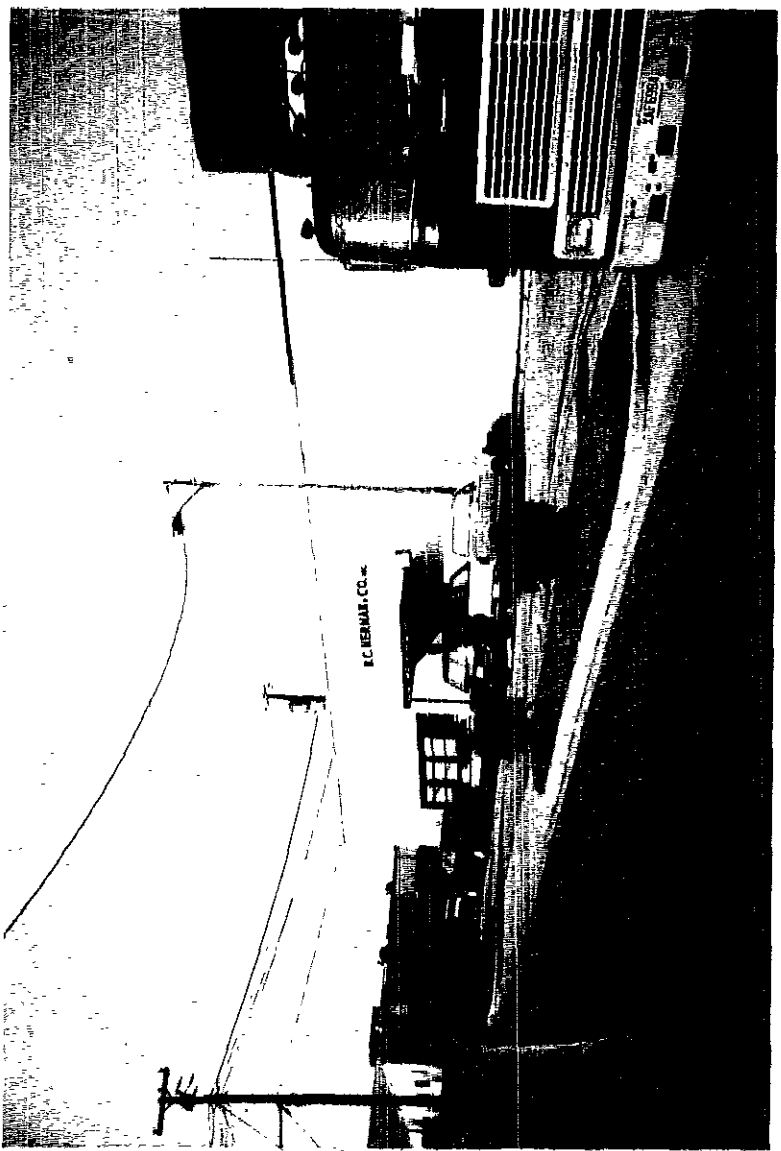
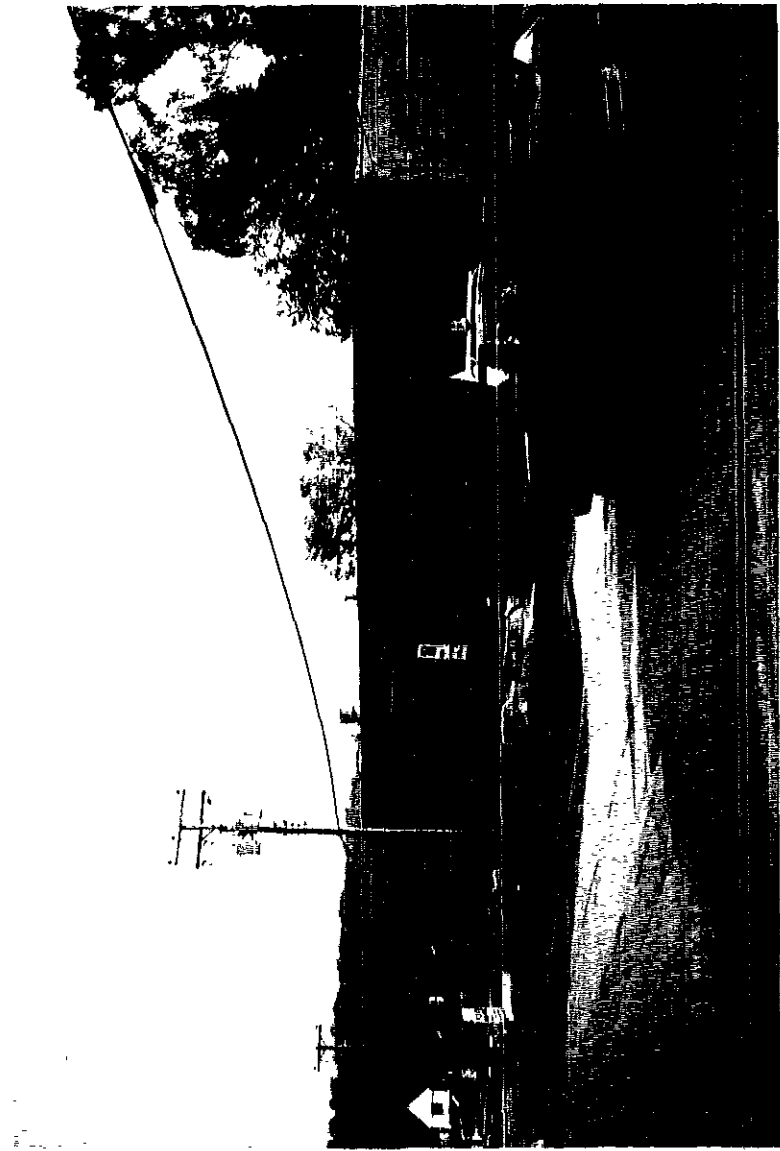


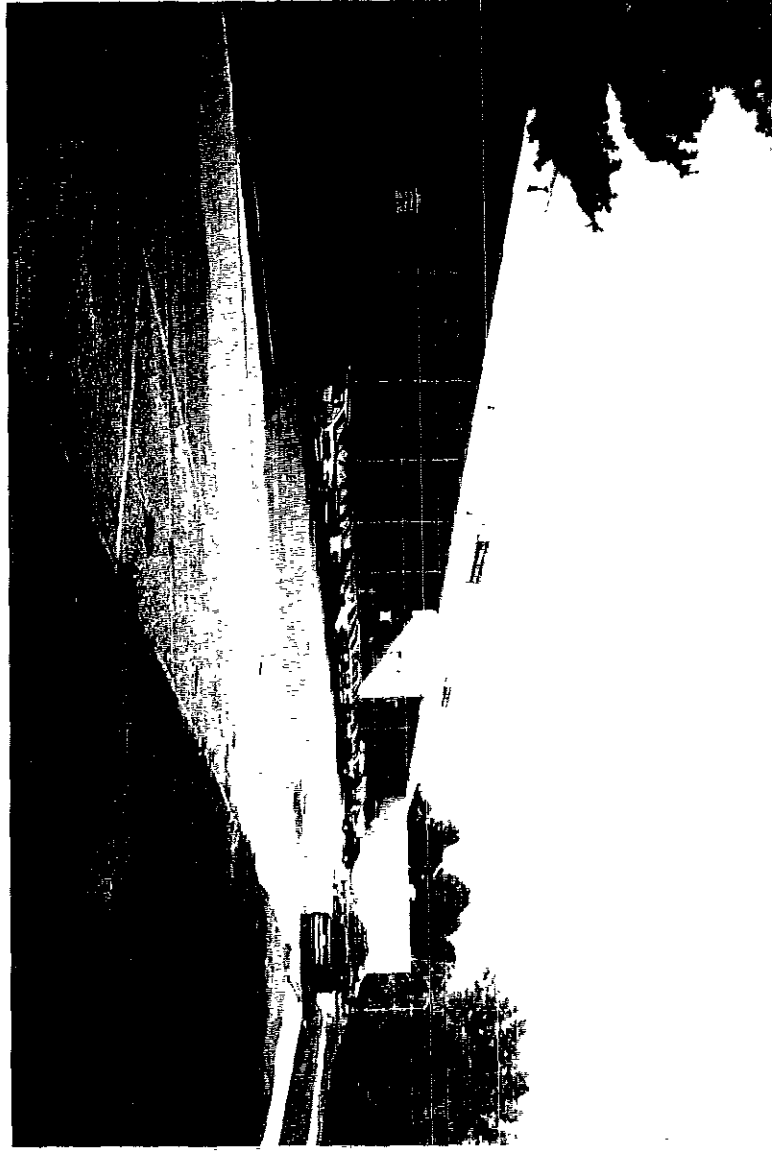
FRONT ENTRANCE OF BUILDING

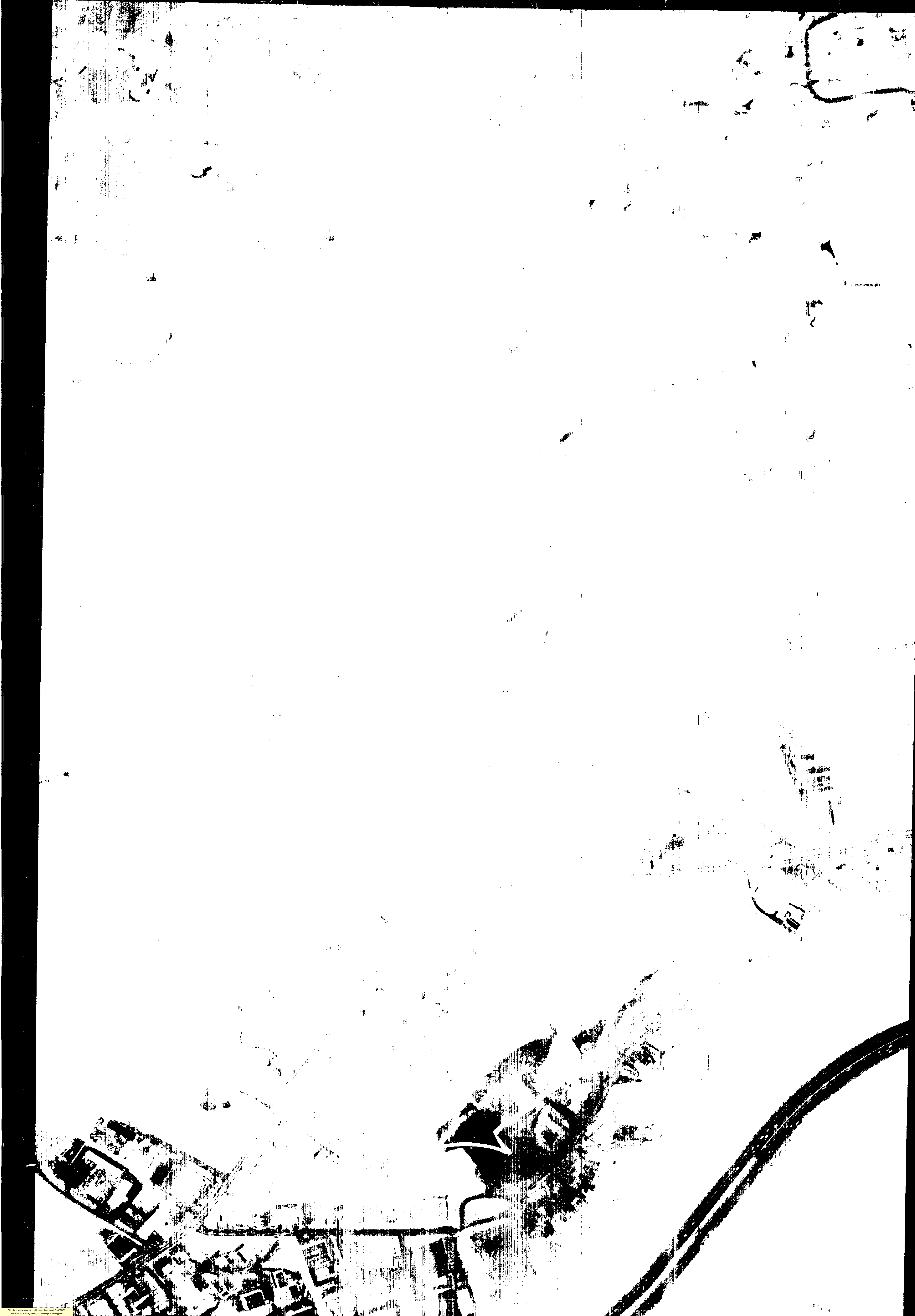
10-1-1980

ITEM # 268

BALTIMORE COUNTY, MARYLAND



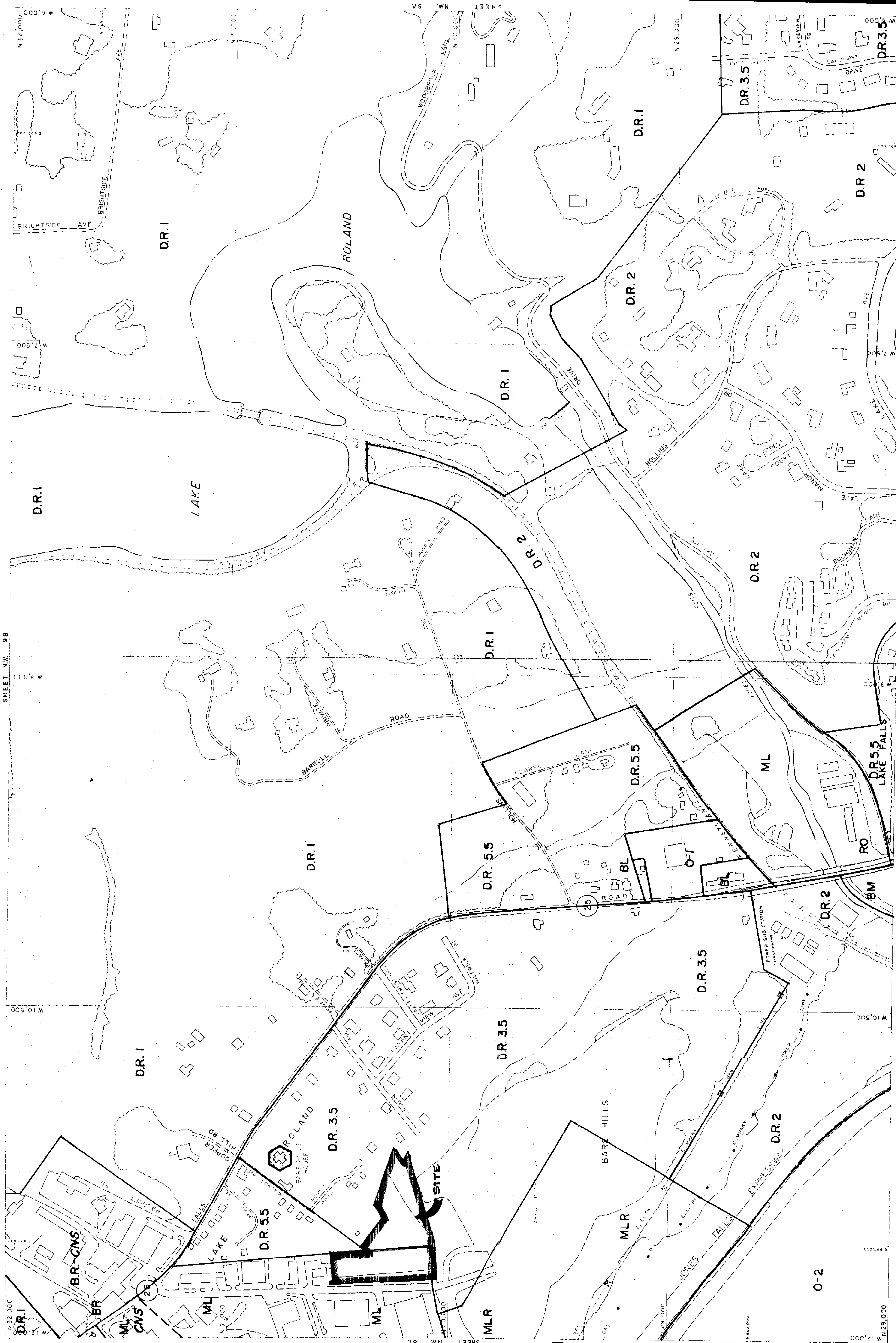




PETITIONER'S
EXHIBIT NO. 2

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±	LOCATION LAKE ROLAND AREA	SHEET MICROFILMED 8-B
DATE OF PHOTOGRAPHY JANUARY 1986		



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION LAKE ROLAND AREA	SHEET N W 8 - B
DATE OF PHOTOGRAPHY JANUARY 1986		

James H. Hargrave, IV
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

O - SE
O - NE

MICROFILMED

95-271-A

ELECTION DISTRICT #3
CANDIDMANIC DISTRICT #2
ZODIUS HISTORY

74-171 SPH FOR PAIDKIND

FLOOD ZONE "C"

FIRM COMMUNITY-PADEL # 240010-0245E

NOTE: BUILDING MEETS THE BUILDING CODE

AND FIRE CODE REQUIREMENTS WITH
REGARD TO TYPE OF STRUCTURE:

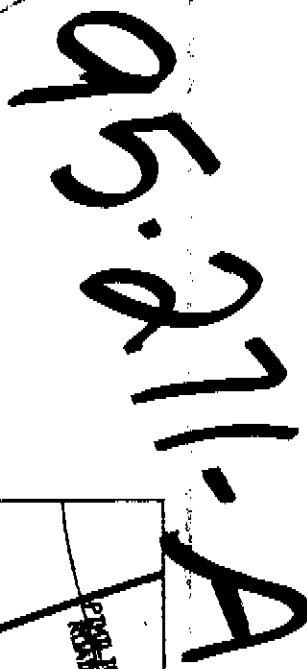
WINDY

GROSS AREA

ML = 1.067 ACRES ±

TOTAL = 3.922 ACRES +

TOTAL = 3.922 ACRES ±



Notes:

1. SIX LARGE SAW TREES TO BE RETAINED. MICROFILMED
2. ADDITIONAL LANDSCAPING ARCHING CORRS TO
SCREEN CARDS TO BE PLANTED.

17E44 268

050-2 CADD/PLT		SHEET 1 OF 2 PLANNING	File Number 950120	#1421 CLARKVIEW ROAD BARE HILLS INDUSTRIAL PARK BALTIMORE COUNTY, MARYLAND	S & D ENGINEERING, INC. Engineers Planners Surveyors 3214 East Joppa Road, Baltimore, MD 21234 Phone: (410) 661-5888 Fax: (410) 661-0728		
			Revision 	Project: PARKING AT ENTRANCE Date: JAN 20, 1995 Scale: 1" = 30' Drawn By: H.S.			

IN RE: PETITION FOR ZONING VARIANCE * BEP-3 THE
E/S Clarkview Road, 800' (+/-) * ZONING COMMISSIONER
S of Falls Road * OF BALTIMORE COUNTY
1421 Clarkview Road *
3rd Election District *
2nd Councilmanic District *
Legal Owner: Bare Hills * Case No. 95-271-A
Business Center, LLC
Contract Purchaser: Lawrence *
G. Rief, Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property located at 1421 Clarkview Road within the Bare Hills Industrial Park. The Petition is filed by the Bare Hills Business Center, LLC, by Lawrence G. Rief, member. Variance relief is requested from Section 409.8.A.4. of the Baltimore County Zoning Regulations (BCZR) to permit a front setback of 0 ft. in lieu of the required 10 ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the site plan.

Appearing at the requisite public hearing held for this case was Lawrence G. Rief on behalf of Bare Hills Business Center, LLC. Also present was Harvey Silbermann, the professional engineer who prepared the site plan. The Petitioner was represented by Robert A. Hoffman, Esquire. There were no interested persons or Protestants present.

Testimony and evidence presented was that the subject site is 3.922 acres in area and is split zoned M.L. and D.R.3.5. As noted above, the parcel is located within the Bare Hills Business Center. This center is located between Falls Road (Md. Route 25) and Interstate I-83 near the Robert E. Lee Park.

The site, as presented, is improved by a one and two story commercial building known as 1421 Clarkview Road. The industrial park was developed in the late 1960s and the building was constructed in the early 1970s. Mr. Rief indicated that he desires to upgrade the building and improve vehicular access to same. Unlike nearly all of the other buildings within the industrial park, parking for the subject building is exclusively in the rear of the lot. Most other buildings have some parking in the front or on the side of their lots. In an effort to correct these conditions, Mr. Rief proposes installing a driveway and some parking in the front of the site, as shown on the site plan. Moreover, significant landscaping and other upgrades to the outside of the building will be installed. The variances are necessary in view of the proposed driveway location and parking spaces in the front of the structure. This parking area and driveway will be located immediately adjacent to the property line and the 10 ft. front yard setback cannot be maintained.

A review of the plan proposed by the Petitioner as well as the comments offered at the hearing are persuasive that the Petitioner's proposed improvements will be of great benefit to not only this site but to the surrounding locale. The Petitioner has proposed a significant upgrade as it relates to landscaping and vehicular access to the site will be much easier.

Based on these considerations as well as all of the testimony and evidence offered, I am persuaded that the Petition for Variance should be granted. I am convinced that the Petitioner has satisfied his burden as required in Section 307 of the BCZR. It is also to be noted that the project enjoys the support of the Office of Planning and Zoning and that there were no Protestants. Thus, the Petition for Variance shall be granted.

-2-

A Zoning Plans Advisory Committee comment was received from the Developers Engineering Section of Baltimore County. That comment made several recommendations to the plan. Some of these will be incorporated by my Order. First, I will require the Petitioner to limit the 20 ft. wide access point to 16 ft. and the two other points of access shall be no greater than 35 ft. as requested by the Developers Engineering Section. The Petitioner indicated that these alterations were acceptable.

Secondly, the Petitioner agreed to retain a licensed tree expert to supervise the design and installation of the proposed paving in order to protect the existing trees and to submit a final landscape plan to the County's Landscape Architect. These conditions shall also be incorporated as a condition of the approval.

Third, technical changes to the plan showing the location of the existing fire hydrant and a verification that sufficient clearance exists for the proposed parallel parking spaces and existing hydrant will also be required. Although the three conditions set forth above will be incorporated, I will not require adherence to the comment related to the proposed traffic flow requested by Developers Engineering. This suggestions is inappropriate. As shown on the plan, the new entrance will be on the north side of the site and will be the first turn available to motorists as they approach the property from Clarkview Road. Vehicles turning into the site at that location can park along the proposed new driveway or travel towards the rear of the site. Changing the traffic flow as requested by Developers Engineering would result in vehicles driving down Clarkview Road and then undertaking a "U" turn to go into the site. Moreover, increased traffic congestion would result on the southside of the site if that access point were retained as an entrance. Based on the comments by the property owner and his engineer, I am persuaded that the

-3-

proposed traffic flow is more appropriate with existing usage and should be retained.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of March, 1995, that a variance from Section 409.8.A.4. of the Baltimore County Zoning Regulations (BCZR) to permit a front setback of 0 ft., in lieu of the required 10 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall limit the 20 ft. wide access point to 16 ft., and the two other points of access shall be no greater than 35 ft., as requested by Developers Engineering in their comment dated February 21, 1995.
3. The Petitioner shall provide a landscape plan to the Baltimore County Landscape Planner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.
4. The Petitioner shall amend the plan to show the location of the existing fire hydrant and verify that sufficient clearance exists for the proposed parallel parking spaces and existing hydrant.
5. The Petitioner shall retain a licensed tree expert to supervise the design and installation of the proposed new paving in order to protect to the best extent possible, the existing trees on site.

-4-

6. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES/mm

Lawrence E. Schmidt
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 13, 1995

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 95-271-A
Petition for Zoning Variance
Bare Hills Business Center, LLC/ Lawrence G. Rief, Petitioner

Dear Mr. Hoffman

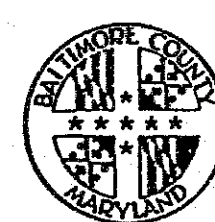
Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mm
att.
cc: Mr. Lawrence G. Rief



Petition for Variance
to the Zoning Commissioner of Baltimore County

for the property located at 1421 Clarkview Road
which is presently zoned ML/DR3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)
409.8.A.4 - To permit a front setback of zero (0) setback in lieu of the required ten (10) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons (indicate hardship or practical difficulty)
Property was purchased for rehabilitation and subdivision, to accommodate multi-tenant operation. Front parking and access is essential for this upscale use. This item to be discussed further at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Person(s):

Lawrence G. Rief
(Type or Print Name)
Signature
17 West Pennsylvania Avenue
Towson, Maryland 21204

Attorney for Petitioner:
Robert A. Hoffman, Esquire
(Type or Print Name)
Signature
Venable, Baetjer and Howard
210 Allegheny Avenue 494-6262
Towson, Maryland 21204

Who solemnly declare and affirm, under the penalties of perjury, that they are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):
Bare Hills Business Center, LLC
(Type or Print Name)
Signature
Lawrence G. Rief, Member
(Type or Print Name)
Signature

17 West Pennsylvania Avenue
Towson, Maryland 21204
City, Name, Address and phone number of representative to be contacted.

Lawrence G. Rief
17 West Pennsylvania Avenue
Towson, Maryland 21204 296-4800

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
the following date: OTHER date: 2-1-95

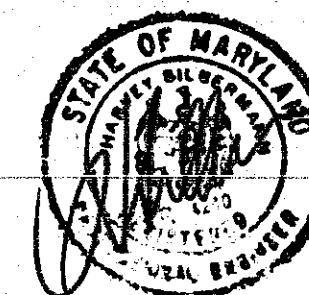
Printed with Recycled Ink on Recycled Paper

ITEM # 268

95-271-A

ZONING DESCRIPTION FOR # 1421 CLARKVIEW ROAD
BEGINNING AT A POINT ON THE EAST SIDE OF CLARKVIEW ROAD, WHICH
IS 60 FEET WIDE AT THE DISTANCE OF 250 FEET SOUTH OF THE
CENTERLINE OF CLARKVIEW COURT, 50 FEET WIDE. THE PARCEL IS PART OF
THE SOUTHEASTERMOST LOT ON A PLAT OF "NORTHERN CENTRAL
DISTRIBUTION CENTER", RECORDED IN PLAT BOOK # 29, FOLIO # 128,
ALSO KNOWN AS # 1421 CLARKVIEW ROAD AND LOCATED IN THE THIRD
ELECTION DISTRICT, SECOND COUNCILMANIC DISTRICT.

THENCE, PROCEEDING AROUND THE PROPERTY N 04 49' 52" W, 93.78',
BY A CURVE TO THE RIGHT WITH A RADIUS OF 2,970.00 FEET AN ARC
LENGTH OF 163.26 FEET, SUBTENDED BY A CHORD
N 03 15' 23" W 163.23' , N 02 40' 54" W 233.03', N 85 09' 09" E
136.10' , S 04 49' 52" E 154.34', N 37 01' 28" E 24.99'
S 54 47' 32" E 160.00', N 37 01' 32" E 50.00', N 37 01' 32" E 10.00'
S 69 57' 49" 280.50', S 35 17' 28" W 88.48', S 54 47' 32" E 50.00',
S 71 20' 08" W 426.53', N 85 46' 57" W 152.02' TO THE PLACE OF
BEGINNING. Containing 3.922 acres +/-.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: 2/14/95
Posted for: Variances
Petitioner: Barre Hills Business Center, LLC & Lawrence G. Rief
Location of property: 1421 Clarkview Rd.
Location of Sign: Barre Hills Business Center, LLC & Lawrence G. Rief
Remarks: None
Posted by: Arnold Jablon Date of return: 2/15/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

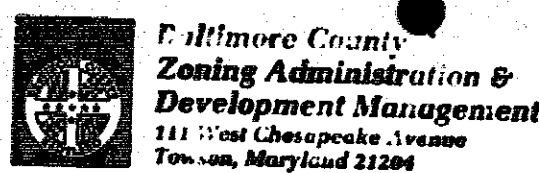
TOWSON, MD., 2/16, 1995

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/16, 1995

THE JEFFERSONIAN,

A. Henrichsen
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:
Case: 95-271-A (Item 268)
1421 Clarkview Road
Barre Hills Industrial Park
S/S Clarkview Road, 800' +/- S of c/l Falls Road
3rd Election District - 2nd Councilmanic
Legal Owner: Barre Hills Business Center, LLC
Contract Purchaser: Lawrence G. Rief
Hearing: Friday, March 3, 1995 at 11:00 a.m. in Room 106, County Office Building
Variance to permit a front setback of zero (0) feet in lieu of the required ten (10) feet.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations please call 887-3353.
(2) For information concerning this file and/or hearing, please call 887-3353.
(3) For information concerning this file and/or hearing, please call 887-3353.
2/18 February 18



Date: FEB. 1, 1995

Lawrence G. Rief
1421 Clarkview Rd.

020 - Comm. Var - \$ 250.00
050 - SIGN - \$ 15.00
TOTAL - \$ 265.00

01A01103771CHFC \$265.00
FA 001130AM02 01 95
Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt
95-271-A

Account: R-001-6150
Number: 268
RT

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 268

Petitioner:

Location:

PLEASE FORWARD ADVERTISING BILL TO:

BARE HILLS BUSINESS CENTER, LLC
NAME: Lawrence G. Rief

ADDRESS: 17 West Pennsylvania Avenue, Towson, MD 21204

PHONE NUMBER: (410) 296-4800

AJ:ggg

(Revised 04/09/93)



Printed on Recycled Paper

13

TO: POUYENT PUBLISHING COMPANY
February 16, 1995 Issue - Jeffersonian

Please forward billing to:

Lawrence G. Rief
Barre Hills Business Center, LLC
17 W. Pennsylvania Avenue
Towson, MD 21204
410-296-4800

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-271-A (Item 268)
1421 Clarkview Road
Barre Hills Industrial Park
S/S Clarkview Road, 800' +/- S of c/l Falls Road
3rd Election District - 2nd Councilmanic
Legal Owner: Barre Hills Business Center, LLC
Contract Purchaser: Lawrence G. Rief
HEARING: FRIDAY, MARCH 3, 1995 at 11:00 a.m. in Room 106, County Office Building

Variance to permit a front setback of zero (0) feet in lieu of the required ten (10) feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 9, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-271-A (Item 268)
1421 Clarkview Road
Barre Hills Industrial Park
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Legal Owner: Barre Hills Business Center, LLC
Contract Purchaser: Lawrence G. Rief
HEARING: FRIDAY, MARCH 3, 1995 at 11:00 a.m. in Room 106, County Office Building

Variance to permit a front setback of zero (0) feet in lieu of the required ten (10) feet.

Arnold Jablon
Arnold Jablon
Director

cc: Lawrence G. Rief/Barre Hills Business Center, LLC
Robert A. Hoffman, Esq.

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 24, 1995

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No.: 268
Case No.: 95-271-A
Petitioner: Lawrence G. Rief

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 01, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Optimum Ink on Recycled Paper

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: Feb. 21, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for February 21, 1995
Item No. 268

The Developers Engineering Section has reviewed the subject zoning item. Show the location of the existing fire hydrant along the Clarkview Road entrance to the site. Also, verify the clearance at the proposed parallel parking space and existing hydrant. } ok

A licensed tree expert should supervise the design and installation of the proposed paving in order to protect the existing trees as much as possible. A final landscape plan must be approved as a condition of releasing the grading permit. } ok

The proposed traffic flow must be reversed and appropriate signs shall be posted to clarify the directions of traffic flow. } No!

The proposed 20-foot wide access shall be reduced to 16 feet, and the two other points of access must be 35 feet wide maximum. } ok

RWB:ew

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/16/95

Arnold Jablon
Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: BARE HILLS BUSINESS CENTER, LLC

LOCATION: E/S CLARKVIEW RD., 800' (+/-) S OF CENTERLINE FALLS RD.
(1421 CLARKVIEW RD. - BARE HILLS INDUSTRIAL PARK)

Item No.: 268 Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code". 1991 edition prior to occupancy.

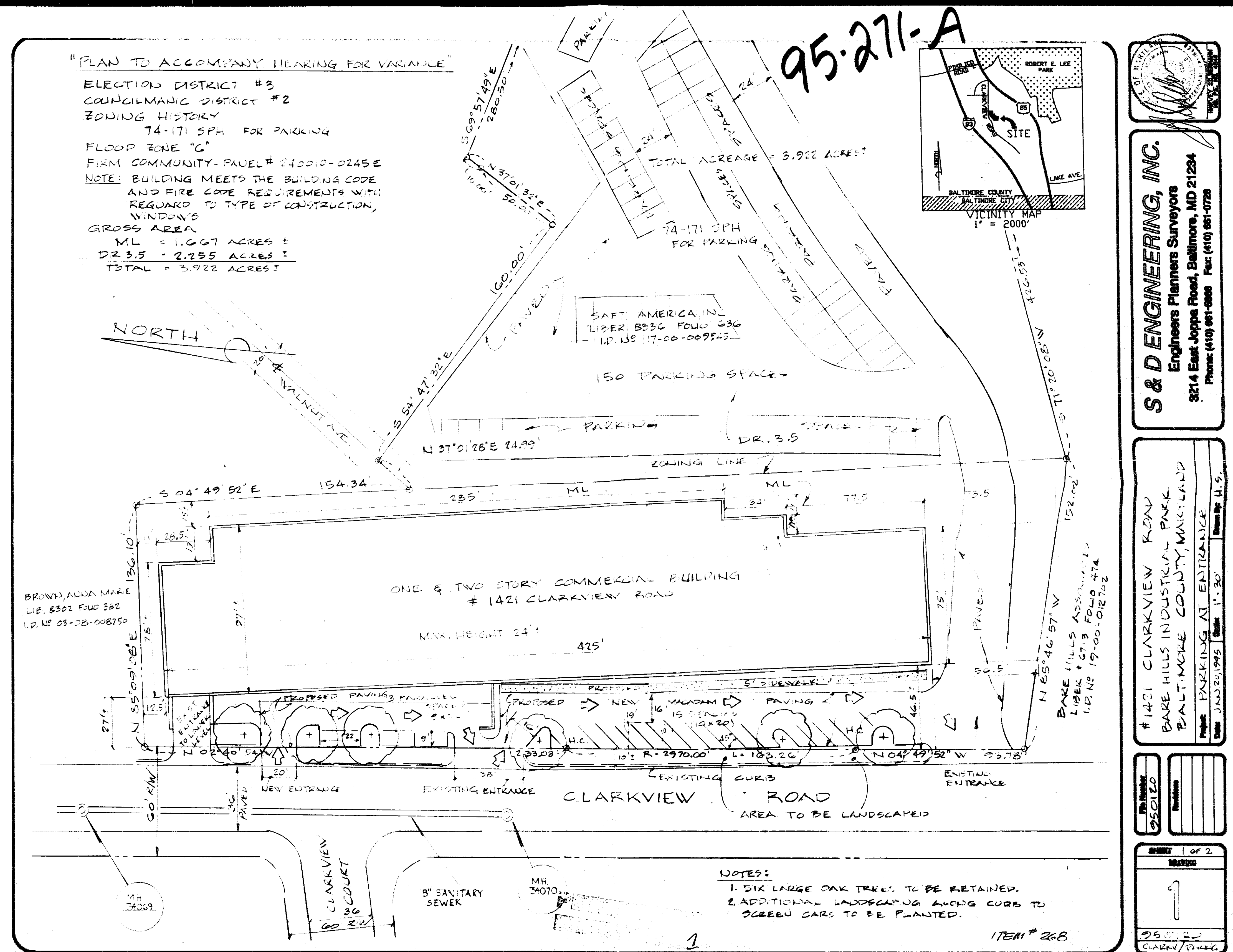
RECEIVED
FEB 21 1995

ZADM

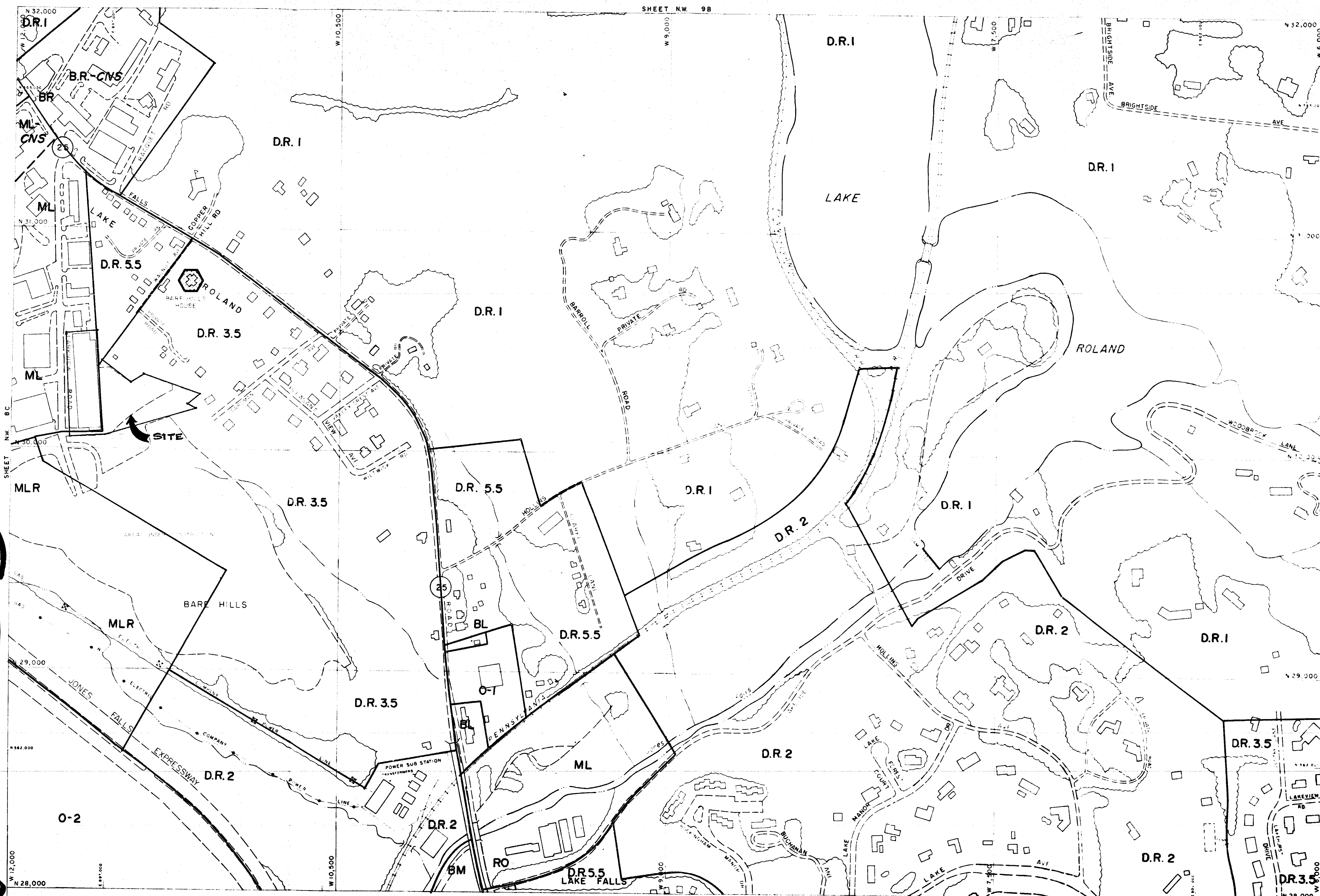
REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper



95-271-A



O - SE O - NE		BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP		SCALE 1" = 200'	LOCATION LAKE ROLAND AREA	SHEET N W 8 - B
THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210		<i>William A. Howard</i> Chairman, County Council		DATE OF PHOTOGRAPHY JANUARY 1986	ITEM # 268	



LOCATION

PETITIONER
EXHIBIT NO.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE

1" = 200'

DATE

OF

PHOTOGRAPH

JANUARY

1961

LOCATION

LAKE HOLLAND

SHEET

N.W.

5-B

MICROFILM